



VIA: HAND DELIVERY

May 31, 2016

Ms. Nancy Corcoran-Ronchetti, Chairman
Lexington Planning Board
Town Hall, 1625 Massachusetts Avenue
Lexington, Massachusetts 02420

**Re: Sketch Plan Application
8 Adams Street
Lexington, Massachusetts
MAI Project No. 5875**

Dear Chairman Corcoran-Ronchetti and Members of the Board:

On behalf of Randall & Elaine Hiller (Applicants), Meridian Associates, Inc. (MAI) is pleased to submit the accompanying Sketch Plan Application Package in accordance with Chapter 175; Section 11D of the Town of Lexington Development Regulations. The locus property at 8 Adams Street is located within the One-Family Residential Zoning District (RS).

The parcel is identified on the Town of Lexington Assessor's Map 63 as Lot 77A. Lot 77A has an assessed area of 1.40± acres, and site features currently existing include a single family dwelling, a detached garage, a bituminous concrete driveway, grassed/landscaped and wooded areas. The lot slope away from Adams Street towards the abutting properties. The properties abut land supporting single family dwellings in a RS district in all directions.

This applicant is proposing a residential development for the subject property, in conformance with a Site Sensitive "Special Permit Residential Development" per Section 135-6.9.3 of the Town of Lexington Zoning Bylaw.

In support of this filing we are providing the following information:

- One (1) original and nine (9) copies of the Form B Application, dated May 31, 2016;
- One (1) original and nine (9) copies of this Cover Letter, dated May 31, 2016;
- One (1) original and nine (9) copies of the Designers Certificates (G-CE, and G-LA), dated May 31, 2016;
- Three (3) full sized and Nine (9) reduced size copies of the Sketch Plan Set (set of four sheets – (a) Cover Sheet / Locus Context Map, (b) Site Analysis Map, (c) Proof Plan, and (d) Site Sensitive Development Plan, dated May 31, 2016;



- One (1) computer disk containing all documents and plans denoted above in a PDF format.

Also, the filing and review fees (each in the amount of \$200) will be submitted to the Town of Lexington under separate cover by the Applicant.

We look forward to meeting with the Board at a date and time yet to be determined to discuss the development options. Please do not hesitate to contact us in advance of the meeting date if you have questions or require additional information.

Sincerely,

MERIDIAN ASSOCIATES, INC.

Michael J. Novak, PE
Senior Project Manager

P:\5875\ADMIN\reports\Sketch Plan Submittal Package\PlanningLetter2016-05-31.doc

Enclosures

cc: Gary Larson. (2 Sets)
Lexington Town Clerk's Office (1 Set)



Town of Lexington
Planning Department

1625 Massachusetts Avenue
Lexington, MA 02420

Tel: (781) 862-0500 x245
Fax: (781) 861-2748

FORM B

GENERAL APPLICATION FOR APPROVAL OF A PLAN FOR DEVELOPMENT

May 31, 2016

(date)

To the Planning Board:

NAME OF PROJECT 8 Adams Street

A. TYPE OF PLAN

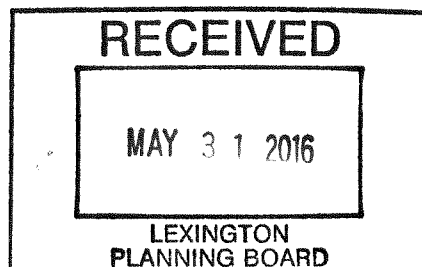
The undersigned requests approval of the accompanying plan for the development of land in Lexington. The accompanying plan is a:

☒ sketch ☐ preliminary ☐ definitive ☐ extension
☐ resubmittal ☐ revision ☐ amendment ☐ rescission
for a ☐ residential, or ☐ non-residential development.

This application requests:

1. Approval of a subdivision plan under section N/A of the Subdivision Regulations;
2. Granting of a special permit with site plan review (SPS) for a planned residential development (three or more dwelling units) under section(s) N/A of the Zoning By-Law;
3. Granting of a special permit under section(s) 135-6.9.3 of the Zoning By-Law to:
4. Approval of a street construction plan for an unaccepted street under section N/A of the Development Regulations;
5. Determination of the adequacy of the grade and construction plan of an unaccepted street under section N/A of the Development Regulations;
6. Petition for rezoning land including a preliminary site development and use plan for an N/A RD, Planned Residential Development, an N/A CD, Planned Commercial Development, under section N/A of the Zoning By-Law.
7. Site Plan Review Minor N/A Major N/A

Received by Planning Board:



Space for Town Clerk

B. DESCRIPTION OF LAND

The land to be developed is located and described:

#s* 8 Street: Adams Street

*If street numbers have not yet been issued yet, use approximate street numbers.

Town of Lexington Assessors Map # 63 Lot(s)# 77A
and Map # Lot(s)#

C. APPLICANT AND OWNER INFORMATION

Note: The Development Regulations permit a person other than the owner to file an application, with the written permission of the owner, and if the applicant states the nature of his/her interest.

Applicant's Name: Randall & Elaine Hiller Is applicant owner? ☒ Yes, ☐ No

Signature of Applicant: 

Applicant's Business address: 8 Adams Street, Lexington, MA, 02420

Applicant's Phone #: () Applicant's FAX #

If the applicant is not the owner what is the nature of his/her interest in the land?

N/A

Note: The Planning Department requires that one person act as coordinator/contact person for an application. That person is assumed to be the applicant unless a member of the development team is designated.

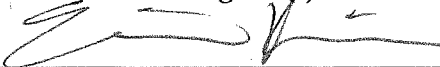
Note: The owners of all land affected by this development must sign this application.

SIGNATURES OF OWNERS

Owner of Existing Lot(s) # 77A


Signature of Owners

Owner of Existing Lot(s) # 77A


Signature of Owners

Name of Owners Randall S. Hiller

Name of Owners Elaine H. Hiller

Owner of Existing Lot(s) #

Owner of Existing Lot(s) #

Signature of Owners

Signature of Owners

Name of Owners

Name of Owners

D. CALCULATION OF FEE (See §175-12D(7))

Type of Application or Action:	Number of Lots	Rate per Lot	Sub Total	Fixed Rate	Total
Filing Fee:	2	* 50	= 100	+ 100	= 200
Creditable Prior Payment					
Total Filing Fee due with application					200

Type of Application or Action:	Number of Lots	Rate per Lot	Sub Total	Fixed Rate	Total
Review Fee:	2	* 50	= 100	+ 100	= 200
Creditable Prior Payment					
Total Review Fee due with application					200

Note: A separate fee is required for **filing** an application and for the **review** of the application. Payment for each fee shall be by a **separate** check payable to the Town of Lexington or by cash.

E. DEVELOPMENT TEAM

	Landscape Architect	Civil Engineer	Land Surveyor	Attorney
Name	Gary L. Larson, RLA	Michael J. Novak, PE	Kevin E. Danahy, PLS	Patricia Nelson
Mass. Registration #	529	50696	39683	n/a
Name of Firm		Meridian Associates, Inc.	Meridian Associates, Inc.	
Mailing Address	Gary L. Larson 6 Wadman Circle Lexington MA, 024020	500 Cummings Center Suite 5950 Beverly, MA 01915	500 Cummings Center Suite 5950 Beverly, MA 01915	7 Hartwell Avenue Lexington, MA 02421
Telephone #	(781) 771-5119	(978) 299-0447	(978) 299-0447	(781) 863-8688
FAX #		(978) 299-0567	(978) 299-0567	(781) 863-2201
<i>(If applicant is not coordinator/contact person, designate one person for that role)</i>				



Town of Lexington
Planning Department

1625 Massachusetts Avenue
Lexington, MA 02420

Tel: (781) 862-0500 x245
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FORM G-CE

DESIGNER'S CERTIFICATE
CIVIL ENGINEER

May 31, 2016
(date)

To the Planning Board:

Description of Land: Assessor's Map 63, Lots 77A.

Type of Development: Special Residential Development

I hereby certify that: (check as many boxes as are applicable)

1. the accompanying plan, entitled: 8 Adams Street "Sketch Subdivision
Plan Set" Lexington, Massachusetts

and dated 5/31/16, is true and correct to the accuracy required by the Rules
and Regulations of the Lexington Planning Board;

2. that the completed construction complies with the approved definitive subdivision plan,
any written changes made after the approval of the plan and the Standard Specifications;

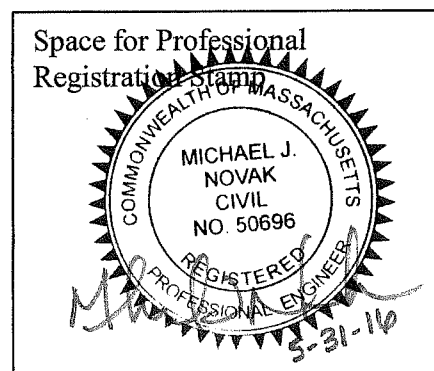
3. other: N/A

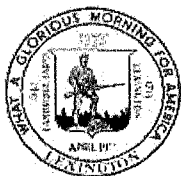
Michael J. Novak, PE
Civil Engineer

500 Cummings Center, Suite 5950

Beverly, MA 01915
Address

(978) 299-0447
Phone





Town of Lexington
Planning Department

1625 Massachusetts Avenue
Lexington, MA 02420

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Fax: (781) 861-2748

FORM G-LA

DESIGNER'S CERTIFICATE
LANDSCAPE ARCHITECT

May 31, 2016
(date)

To the Planning Board:

Description of Land: Assessor's Map 63, Lots 77A.

Type of Development: Special Permit Resident Development

I hereby certify that: (Please fill in the relevant blanks.)

1. the accompanying plan, entitled: 8 Adams Street "Sketch Subdivision
Plan Set" Lexington, Massachusetts

and dated 5/31/16, is true and correct to the accuracy required by the Rules
and Regulations of the Lexington Planning Board;

2. the planting of all trees and other plant materials complies with the approved definitive
subdivision plan, any written changes made after the approval of the plan and the Standard
Specifications;

N/A

3. other: N/A

Gary L. Larson, RLA
Landscape Architect

6 Wadman Circle

Lexington, MA 02420
Address

Phone

